

INDUSTRIAL PROPERTY



FOR LEASE

3605 NORTH STONE AVENUE
Colorado Springs, CO 80907



COLE UNDERWOOD

Broker Associate

Direct: (719) 200-4610

cole@coleunderwood.com



4272 Promenade Drive Suite 100

Colorado Springs, CO 80920

www.coleunderwood.com

PROPERTY INFORMATION

LEASE PRICE: \$12.50 NNN
SUITE SIZE: 11,742 SQ FT
LOT SIZE: 4.87 AC
ZONING: LI
YEAR BUILT: 1973

PROPERTY DESCRIPTION

FORMER PEPSI DISTRIBUTION PROPERTY. 11,742 SQUARE FOOT SPACE FOR LEASE. CURRENTLY ALL WAREHOUSE SPACE BUT CAN BE FINISHED TO ACCOMMODATE SOME OFFICE NEEDS. PROPERTY HAS 2-12'X16' OVER HEAD DOORS AND ACCESS TO DOCK HIGH DOOR. THERE IS ALSO POTENTIAL FOR OUTDOOR FENCED STORAGE HERE IF NEEDED. CURRENTLY ZONED LI. CALL LISTING AGENT WITH ANY QUESTIONS.

PROPERTY HIGHLIGHTS

- 11,700 SQUARE FOOT WITH 2 OVERHEAD DOORS AND ACCESS TO A DOCK HIGH DOOR
- OPTION FOR FENCED IN OUTDOOR STORAGE IF NEEDED
- TALL CEILING & FIRE SUPPRESSION IN SPACE



PROPERTY PHOTOS



